GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department - Hyderabad Metropolitan Development Authority – Change of land use from Peri-urban use zone to Manufacturing use zone in Sy.Nos.38/P, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 53, 54/P, 55, 56, 57, 58, 59, 70/P situated at Elkatta (V) Farooqnagar (M), Rangareddy District to an extent of 181645.71 Sq.mts deducting road affected area 1040.26 Sq.mts and Canal area and Buffer area to an extent of 5210.31 Sq.mts, the net site area is 175395.14 Sq.mts for setting up unit of DATA Centre under 'RED' category received under TG-IPASS with UID.No.SML0060011140819 applied by M/s. Giridhari Build Estate Private Limited, Rep by Sri. Rakesh Chandra under TG-iPASS - Confirmation of Draft variation - Notification - Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 49 **Dated: 07-02-2026**

Read the following:-

1. From the Metropolitan Commissioner, HMDA Letter.No. SML0060011140819/CLU/Plg/TG-iPASS/HMDA /2025, Dated: 24.11.2025
2. From the Metropolitan Commissioner, HMDA Letter.No. SML0060011140819/CLU/Plg/TG-iPASS/HMDA/2025, Dated: 02.12.2025
3. From the Metropolitan Commissioner, HMDA Letter.No. SML0060011140819/CLU/Plg/TG-iPASS/HMDA/2025, Dated: 06.01.2026
2. Minutes of the Change of Land Use Committee meeting held on 12.01.2026.

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ORDER:

The draft variation to the land use envisaged in the Notified Metropolitan Development Plan MDP 2031, approved vide G.O.Ms.No.33 MA, dt:24-01-2013 issued in reference 2nd read above, was published in the extraordinary issue of the Telangana Gazette Part-II No.698-A, Dated:02.12.2025. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid Change of land use charges of Rs.5,26,18,542/- (Rupees Five Crores Twenty Six Lakhs Eighteen Thousand Five Hundred Forty Two Only) towards conversion charges vide transaction No.FCM-251127JWRMVZ, Dt.27.11.2025 to the Commissioner of Industries through TG-iPASS online. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Metropolitan Development Plan MDP 2031, approved vide G.O.Ms.No.33 MA, dt:24-01-2013, as required by sub-section (1) of the said section.

P.T.O

VARIATION

The site in Sy.Nos.38/P, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 53, 54/P, 55, 56, 57, 58, 59, 70/P situated at Elkatta (V) Farooqnagar (M), Rangareddy District to an extent of 181645.71 Sq.mts deducting road affected area 1040.26 Sq.mts and Canal area and Buffer area to an extent of 5210.31 Sq.mts, the net site area is 175395.14 Sq.mts, which is presently earmarked for peri-urban use zone in Metropolitan Development Plan MDP-2031, notified vide G.O.Ms.No.33 MA, dt:24-01-2013 is now designated as Manufacturing use zone for setting up unit for DATA CENTER, under "RED" category **subject to the following conditions**:

a) The applicant shall comply with the conditions laid down in the G.O.Ms.NO 158 dt: 07.04.2012 and G.O.Ms.No.33 MA & UD, dt: 24.01.2013.

b) Applicant shall provide 9mt buffer on southern side of site. Between 9m-30mts from southern boundary, administrative offices and other structures are allowed. Core data centre shall be constructed after 30mt from southern boundary.

c) The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.

d) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from the government and the application shall be revoked if the conditions are not followed by the applicant.

e) The applicant shall submit the NOC from PCB at the time of Industrial Building Permission as the Industry comes under "RED" Category.

f) The applicant shall comply the conditions mentioned in NOC from District Collector,Medak District vide Lr. No.SE/IC/Chevella/DEE-1/TS4/NOC/SDNR/1273M Dt. 17.09.2025.

g) The applicant shall not disturb the natural flow of the nala /canal or water body if any passing through the site.

h) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.

i) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.

j) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan Road area covered within the applicant site.

k) CLU shall not be used as proof of any title of the land.

l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

m) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

Continued page…3

SCHEDULE OF BOUNDARIES

North : Sy. No.67, 69 &71 of Elkatta (V), Peri-urban use zone.

South : Sy. No.8, 23, 24, 33, 34, 37, 39, & 38/P of Elkatta (V) & Peri-urban use zone.

East : Existing 30 mts wide road proposed to be 45mts wide MDP road.

West : Sy. No.67,66, 62, 60 & 61of Elkatta (V) & Peri-urban use zone

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy District
Sf /Sc.

//FORWARDED BY ORDER//

SECTION OFFICER